

2023006355  
GREENE CO. AR FEE \$200.00  
PRESENTED & RECORDED  
10/03/2023 14:14:54  
LESA GRAMLING  
CIRCUIT CLERK  
BY: GENA PRICE  
DEPUTY CLERK

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Prepared by  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 23-010558

**NOTICE OF DEFAULT AND INTENTION TO SELL  
YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION  
IF THIS PROPERTY IS SOLD YOU WILL REMAIN LIABLE FOR ANY DEFICIENCY  
WHICH THEN EXISTS AND AN ACTION TO COLLECT IT MAY BE BROUGHT AGAINST  
YOU  
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL  
BE USED FOR SUCH PURPOSE**

NOTICE IS HEREBY GIVEN that on December 6, 2023 at or about 10:00 AM, the subject real property described herein below will be sold at of the Greene County Courthouse, 320 W. Court Street, Paragould, AR 72450 to the highest bidder for cash. The sale will extinguish all interests, including those of existing lien holders or previous owners in the property. THE TERMS OF SALE ARE CASH THE TIME OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Deed of Trust is located in Greene County, Arkansas more particularly described as follows:

LOT 101 OF DEERBORN HILLS SUBDIVISION TO THE CITY OF PARAGOULD,  
AS SHOWN BY A PLAT RECORDED IN PLAT CABINET A, PAGE 101B, OF THE  
RECORDS OF GREENE COUNTY, ARKANSAS.

Street Address: 2906 N 5th St Paragould AR 72450

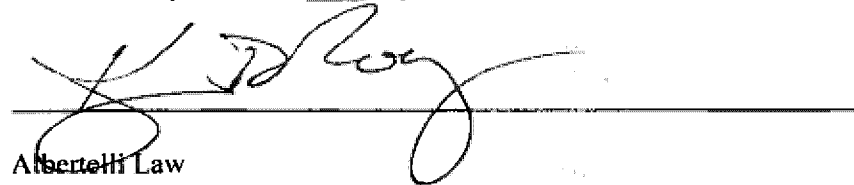
WHEREAS on October 12, 2018 Gerald Goforth and Cassandra Goforth, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for CMG Mortgage, Inc. dba CMG Financial. Said Mortgage was recorded on October 17, 2018 as instrument number 201807123 in the real property records of Greene County, Arkansas. Mortgage was subsequently assigned to Lakeview Loan Servicing, LLC by virtue of an assignment dated October 21, 2020 and recorded on October 28, 2020 as instrument number 202008259 in the real property records of Greene County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure

at: Lakeview Loan Servicing, LLC 8950 Cypress Waters Blvd Coppell TX 75019 at Telephone No. 888-480-2432; and

WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

WHEREAS, the undersigned is the substitute trustee and is acting on and with the consent and authority of the lender who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every Deed of Trust of real property situated in this state that is duly acknowledged and recorded; and default has occurred in the payment of said indebtedness, specifically the installment due September 1, 2020, and each subsequent payment to date are now due and the same is now therefore wholly due; and the holder of the debt has requested the undersigned to sell the property to satisfy said indebtedness. This sale is subject to all matters shown on any applicable recorded plat or bill(s) of assurance; any restrictive covenants, easements, set back liens or encroachments; any unpaid and/or delinquent taxes or special assessments; any statutory redemption rights of any governmental entity; any prior liens or encumbrances as well as any priority created by a UCC or fixture filing; and, to any matter that an accurate survey of the property might disclose. This property is being sold "as is" with no representation as the condition of any structure(s) thereon or the accuracy of the above legal description. Transfer taxes and recording fees are the responsibility of the purchaser.

WITNESS my hand this 3 day of October, 2023



Albertelli Law  
Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 23-010558

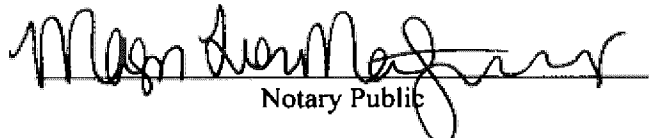
ACKNOWLEDGEMENT

STATE OF ARKANSAS  
COUNTY OF PULASKI

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§

On this 3 day of October, 2023, before me, the undersigned officer, personally appeared Kevin Rogers, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
Notary Public

My Commission Expires: 4/14/2033

